



ZONING BOARD OF ADJUSTMENT

September 7, 2007

To Whom It May Concern:

The Zoning Board of Adjustment for the Town of Hampton will hold a public hearing on **Thursday, September 20, 2007**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road to hear the following petitions:

- 37-07 The continued Appeal by Colsak Investment, LLC of Administrative Decision for property located at 426 Winnacunnet Road re denial of a building permit. This property is located at Map 208, Lot 48 in a RA/RB zone.
- 39-07 The continued petition of MBA Realty Trust, thru John & Nancy McCaffery & Timothy & Linda Ahern, for property located at 22 Dover Avenue seeking relief from Articles 4.1.1, 4.5.1, 8.2.2, 8.2.3, 8.2.4, 8.2.5 and 8.2.6 to rebuild three units that were destroyed by fire. This property is located at Map 296, Lot 155 in a RB zone.
- 43-07 The petition of Gay Gove, Trustee for property located at 7 Thornton Street seeking relief from Article 4.1.1 to replace existing home with a new home that will meet all of the dimensional requirements except for lot size. This property is located at Map 303, Lot 3 in a RA zone.
- 44-07 An Appeal of Administrative Decision of the Building Inspector for denial of building permit for property located at 8 River Avenue. This property is located at Map 296, Lot 70 in a RB zone.
- 45-07 The petition of Joseph & Sheila Cannava for property located at 17 Whitten Street, Unit 2 for relief from Articles 1.3 and 8.2.3 to raze and remove existing single story cottage and replace with a new two-story year round cottage with balcony. The new cottage will be in the same footprint as the existing cottage with the exception of the second floor balcony. This property is located at Map 295, Lot 41 in a BS zone.
- 46-07 The petition of Michael Paolino for property located at 2 Fifth Street seeking relief from Articles 1.3, 4.5.1 and 4.5.2 to construct a second floor deck at the front of the building, a stairway leading to that deck and a pergola over the front entry where the setbacks would not be met. This property is located at Map 210, Lot 22 in a RA zone.
- 47-07 The petition of Nana Beach Realty Trust, Andrew Guthrie, Trustee for property located at 30-36 River Avenue seeking relief from Articles 4.1.1, 4.5.1, 4.5.2, 4.5.3, 6.3.1, 8.2.3, 8.2.4 and 8.2.6 to construct a new two family duplex to replace the two units that were destroyed by fire in February 2007 and which did not conform to dimensional requirements, to allow the construction of a duplex on a lot containing 3,411 sq. ft. where 5,000 sq. ft. is required per dwelling unit, to allow a front yard setback of 4' where 20' is required, to allow a side yard setback of 4' from one side yard where 7' is required, to allow a rear yard setback of 5' where 10' is required, to allow one off site parking space, to allow a duplex which is approximately 10' from the existing dwelling on the lot, where a distance of 40' from all points is required, to allow a driveway which is approximately 2' away from the side of a building where 10' is required and to allow an open space buffer of 4 to 7 feet where 20' is required. This property is located at Map 296, Lot 157 in a RB zone.

- 48-07 The petition of Lloyd Graves for property located on Towle Avenue seeking relief from Article 4.1.1 to construct a 2 family dwelling on a lot located partially in the Business zone and partially in Residence B zone, where the lot would have sufficient area (slightly less than 15,000 square feet) for two units in the RB zone but not the B zone. This property is located at Map 161, Lot 20 in a B/RB zone.
- 49-07 The petition of Robert & Robin Baskerville for property located at 743 Exeter Road seeking relief from Articles 3.22, 3.26a and 3.9 to use existing house as a professional office, to add the required parking and possibly provide access to an abutting lot. This property is located at Map 6, Lot 16 in a RAA zone.

BUSINESS SESSION

1. Adoption of Minutes
2. Motion for Rehearing re Petition 24-07 – 76 Kings Highway
3. Motion for Rehearing re Petition 36-07 – 430 High Street

NOTE: Petitions not called and in progress by 10:00 PM may be postponed to a later date.

Hampton Zoning Board of Adjustment
Thomas McGuirk, Chairman